



City of Rockville

MEMORANDUM

September 18, 2003

TO: City of Rockville Planning Commission

FROM: Planning Staff

SUBJECT: Comprehensive Sign Package for Congressional Village

On January 23, 2003, the Planning Commission approved Use Permit USE2000-00623 for the Congressional South/Congressional Village development. One of the conditions of approval was that a comprehensive sign package be brought back to the Planning Commission for approval.

A sign design package is attached that encompasses the entire development. Staff has reviewed the proposal and found it to be mostly consistent with the City's sign regulations and appropriate for the development. Not all of the signs proposed are approvable without a variance from the Sign Review Board, however. Specifically, there are a limited number of residential signs permitted in all residential zones. Directional signs are limited to three square feet and there are no provisions for the additional residential signs they are requesting for the rental office, the fitness center, café, theatre, etc. As noted on Page 2 of the package, the applicant understands that these type of signs may only be permitted after approval by the Sign Review Board. Because there are existing tenants in need of signage on the new facades in the nonresidential section of the development, the applicants have stated that waiting to take these specific signs to the Sign Review Board prior to review by the Planning Commission would be harmful to their businesses. As a result, the applicant is asking that the Planning Commission approve the sign package in concept with the understanding that the applicant will have to obtain the proper approval for the individual signs. Staff finds this to be acceptable but recommends the following conditions.

1. That paragraph four on Page 2 of the sign package be amended by adding the following to the beginning of the paragraph: Some signs included in this package will require approval by the Sign Review Board before a sign permit can be issued;
2. That paragraph five on Page 2 be eliminated;
3. That once the above revisions are made that eleven copies of the Comprehensive Sign Package be submitted to the Chief of Planning for approval.

Attachment